








Beverley | Cottingham | Hornsea | Willerby

Quick & Clarke

PROPERTY SPECIALISTS

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8 Cardigan Road, Hull HU3 6XB

Auction Guide £90,000

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- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- 3 bedrooms; 2 reception rooms
- Requires modernisation
- Garden
- Large garage accessed via tenfoot
- Council Tax Band: B
- EPC Rating: Awaited

An ideal refurbishment project for investors, developers, or ambitious home improvers, this three-bedroom mid-terrace is situated in a strong rental and resale location in West Hull, close to local amenities.

Requiring a complete scheme of modernisation, the layout offers clear scope to add value. The ground floor provides two reception rooms and a kitchen, while the first floor houses three bedrooms and a bathroom.

Externally, the property includes front and rear gardens, plus a detached garage to the rear accessed via a tenfoot, offering potential for off-street parking or secure storage.

For sale by the Modern Method of Auction, powered by iamsold Limited.

LOCATION

Cardigan Road lies in West Hull and is accessed off the Western side of Anlaby Road close to its junction with Boothferry Road. Situated very close to the broad array of amenities on Anlaby Road, the property is also well served by the main transport links, Anlaby Road being one of the main arterial routes into and out of the centre of Hull.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

10'9" x 5'11" (3.28m x 1.80m)
Timber glass panelled front door with matching ornate glass panels to either side and stairs to the first floor accommodation.

LIVING ROOM

14'4" into bay x 11'7" (4.37m into bay x 3.53m)
Walk-in bay window to the front elevation, gas fire (untested) and double timber sliding glass panelled doors opening into the dining room.

DINING ROOM

17'2" x 10' maximum (5.23m x 3.05m maximum)
A very well proportioned reception room which offers the flexibility of accommodating both living and dining room furniture. Window to the rear elevation, wall mounted gas fire (untested) and cupboard under the stairs.

KITCHEN

12'9" x 6'4" (3.89m x 1.93m)
A range of wall and base storage units with laminate work surfaces and ceramic tile splashback, sink and drainer, wall mounted gas boiler (untested), space and plumbing for appliances.

FIRST FLOOR

LANDING

Access to the loft.

BEDROOM 1

13'6" x 11'1" (4.11m x 3.38m)
Bay window to the front elevation.

BEDROOM 2

10'11" x 10'8" (3.33m x 3.25m)
Window to the rear elevation and built-in wardrobes.

BEDROOM 3

7'7" x 6'1" (2.31m x 1.85m)
A large single bedroom with window to the front elevation.

BATHROOM

6'2" x 6' (1.88m x 1.83m)
Three piece sanitary suite comprising bath, pedestal hand wash basin and close coupled w.c., tiled splashback and window to the rear elevation.

OUTSIDE

The property has an area of garden to the front with a pathway leading to the front door.

The rear garden has a concrete seating area immediately adjacent to the kitchen which opens out onto an area of lawn. To the rear of the property is a concrete sectional garage with asbestos roof and with vehicular doors which open onto the tenfoot to the rear. To one side is a pedestrian gate.

VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Tel: 01482 651155

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired boiler (Untested) but please note there is not central heating.

DOUBLE GLAZING

The property benefits from majority uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.
Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

AUCTIONEER COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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